



City of San Antonio

Legislation Details (With Text)

File #: 18-1286
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/16/2018
Title: ZONING CASE # Z2018058 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District w/ Conditional Use to allow for two (2) residential dwelling units, Lot 1, Block 2, NCB 1270, located at 781 Harriman Place. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018058 CD

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 AHOD CD" Residential Single-Family Airport Hazard Overlay District w/ Conditional Use to allow for two (2) residential dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 16, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Roland Mireles

Applicant: Roland Mireles

Representative: Roland Mireles

Location: 781 Harriman Place

Legal Description: Lot 1, Block 2, NCB 6769

Total Acreage: 0.1550

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 1936 City Limits and was zoned “R-1” Residential Single-Family District (Ordinance 87216). The property then converted to the current “R-6” upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Residential

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Residential

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Residential

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Residential

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Harriman Place

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Carolyn Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route #62 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use: Dwelling- 2 Family- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “R-6” Residential Single-Family District accommodates Single-Family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or near a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Kelly/South San Pueblo Community Plan and is currently designated as “Low Density Residential”. The request for “R-6” base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the uses of the surrounding properties.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Kelly/ South San Pueblo Community Plan, as the future land use is currently designated as “Low Density Residential” which accommodates the applicant’s request.

6. Size of Tract:

The subject property totals 0.1550 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential single-Family District.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.